K 3531

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $10.00----------

TEN AND NO/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; and in further consideration that the Grantees herein assume and agree to pay the unpaid balance of a note in the original amount of $7,500.00, executed by D. Woodson Northcutt and wife, Frances C. Northcutt, to Louis R. Linx, Trustee, secured by Deed of Trust of record in Book 2447, Page 556, Register's Office for Davidson County, Tennessee,

we, D. WOODSON NORTHCUTT AND WIFE, FRANCES C. NORTHCUTT,

have bargained and sold, and by these presents do transfer and convey unto the said CORDIE G. DAY AND WIFE, STELLA F. DAY,

their heirs and assigns, a certain tract or parcel of land in ~~Davidson County, State of Tennessee, described as follows:~~ the 11th, formerly 19th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the center line of Neeley's Bend Road 157 feet, more or less, north of the southeast corner of the Homestead Tract of Susan A. Neeley, widow of William Neeley, deceased, a plan of which is of record in Minute Book "Y", page 458, of the County Court, also being the northeast corner of a tract of land that was conveyed to Ben H. Morgan by deed from W. R. Anglea and wife, of record in Book 1560, page 180, Register's Office for said County; thence along the center line of Neeley's Bend Road North 15° 40' West 184.5 feet to a point, the northeast corner of a triangular strip conveyed to said Anglea by deed of record in Book 1725, page 291, said Register's Office, and being a corner of the Anderson Lands as established by said deed; thence along Anglea's line and along a fence South 81° 35' West 365.8 feet to a point; thence South 13° East 168.5 feet, more or less, to said Morgan's northwest corner, being a stake at 165.5 feet north of a hackberry in the north margin of a branch; thence along Morgan's north line south 85° 45' East 378 feet to the point of beginning; containing 1.45 acres, more or less.

Being the same property conveyed to D. Woodson Northcutt and wife, Frances C. Northcutt, by deed from W. R. Anglea and wife, Ada Mae Anglea, of record in Book 1762, page 432, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cordie G. Day and wife, Stella F. Day, their heirs and assigns, forever.

And we do covenant with the said Cordie G. Day and wife, Stella F. Day, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for herein mentioned indebtedness, and 1963 taxes which have been prorated and assumed by Grantees.

And we, D. Woodson Northcutt and wife, Frances C. Northcutt, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Cordie G. Day and wife, Stella F. Day their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of March, 19 63.

D. Woodson Northcutt

D. Woodson Northcutt

Frances C. Northcutt

Frances C. Northcutt

G 499